

1002 Prospect Street

City of El Paso — Plan Commission — 9/6/2018

PZRZ18-00034

Rezoning

REZONING



STAFF CONTACT:	Andrew Salloum, 915-212-1603, SalloumAM@elpasotexas.gov
OWNER:	Jesus Navarro
REPRESENTATIVE:	Conde, Inc.
LOCATION:	1002 Prospect Street, District 8
LEGAL DESCRIPTION:	A portion of Lots 6-10, Block 26, Second Revised Map of Sunset Heights, City of El Paso, El Paso County, Texas
EXISTING ZONING:	R-4/H (Residential/Historic)
REQUEST:	To rezone from R-4/H (Residential/Historic) to A-2/H (Apartment/Historic) to allow for a quadraplex
RELATED APPLICATIONS:	PZST18-00012
PUBLIC INPUT	Planning received a letter in opposition to the rezoning request, see attachment 6; Notices sent to property owners within 300 feet on August 8, 2018.
STAFF RECOMMENDATION:	Pending.

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-4/H (Residential/Historic) to A-2/H (Apartment/Historic) to allow for a quadraplex. Access to the subject property is provided from Prospect Street via the alley. The rezoning application is related to PZST18-00012, Special Permit for infill development to allow for a side yard setback and a 100% parking reduction.

SUMMARY OF RECOMMENDATION: Pending.



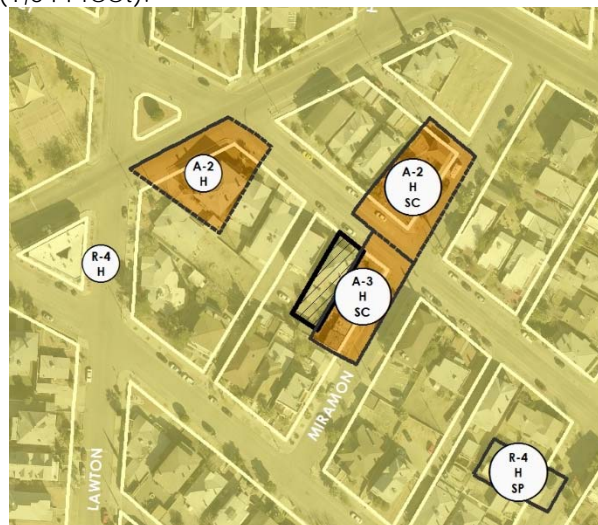
DESCRIPTION OF REQUEST

The applicant is requesting to rezone from R-4/H (Residential/Historic) to A-2/H (Apartment/Historic) to allow for a quadraplex. The detailed site plan shows a quadraplex. The rezoning application is related to PZST18-00012, Special Permit for infill development to allow for a side yard setback and a 100% parking reduction. Access to the subject property is provided from Prospect Street via the alley.

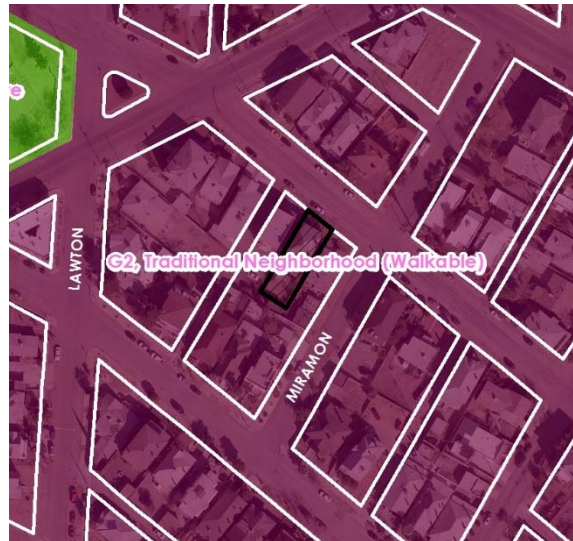
REZONING POLICY

POLICY	DOES IT COMPLY?
<u>Compatibility</u> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned R-4 (Residential), A-2 (Apartment), and A-3 (Apartment).
<u>Plan El Paso</u> Are preferred locations for higher density development and redevelopment. (i.e. Property is designated G-2)	Yes, the property is designated G-2, Traditional Neighborhood (Walkable) and meets the intent by through the addition of missing residential uses provided to surrounding neighborhoods within the area of the existing vacant lots and reducing travel and infrastructure needs.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located in the Sunset Heights, 1904. The site is currently zoned R-4 and is an existing single-family dwelling. Properties adjacent to the subject property are zoned R-4, A-2, and A-3. Surrounding land uses include single-family dwellings and apartments. The nearest park is Mundy Park (437 feet). The nearest school is Vilas Elementary School (1,044 feet).



COMPLIANCE WITH PLAN EL PASO: The purpose of the application is to introduce a proposed general commercial development within the G-2, Traditional Neighborhood (Walkable) land use designation.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><u>G-2 TRADITIONAL NEIGHBORHOOD (WALKABLE)</u></p> <p>This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.</p>	<p>Yes, the lot is an existing single-family dwelling. Proposed land use will add residential uses to surrounding neighborhoods within the area of the existing single-family dwelling lots and reducing travel and infrastructure needs.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p>A-2 (Apartment) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes, the proposed zoning allows for a quadraplex.</p>

POLICY	DOES IT COMPLY?
<p>Policy 2.2.2. "The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants."</p> <p>Policy 2.2.5: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.</p>	<p>Yes, the lot is a proposed quadraplex dwelling. The purpose of this project site is based on the addition of residential uses to an area with adding single-family and multi-family uses.</p>

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The parcel is 0.11-acre in size. The proposed quadraplex is not allowed under the current R-4 (Residential) zoning district.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject property is 0.11-acre in size and allows a proposed quadraplex use under the proposed A-2 (Apartment) zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the A-2 (Apartment) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities. The proposed zoning and the proposed use meet the intent of the zoning ordinance.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There is an existing 6-inch diameter water main that extends along the north side of Prospect St., approximately 5-feet south of and parallel to the northern right of way line Prospect St. This water main is available for service.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the El Paso Central Business Association and Sunset Heights Neighborhood Improvement Association all of which were contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 8, 2018. Planning Division did not receive any communication in support or opposition to the rezoning request.

STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

ATTACHMENTS:

1. Detailed Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map
6. Letter in Opposition

ATTACHMENT 1

Detailed Site Plan



ATTACHMENT 2

Zoning Map

PZRZ18-00034 & PZST18-00012



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce error and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property

0 60 120 240 360 480 Feet



ATTACHMENT 3

Future Land Use Map

PZRZ18-00034 & PZST18-00012



ATTACHMENT 4

Department Comments

Planning and Inspections Department - Planning Division

No objections to the special permit and detailed site development plan.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Texas Department of Transportation

Development is not abutting State Right of Way.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to special permit and detailed site plan.

Note: Proposed project shall meet all adopted building and city codes at time of submittal for construction.

Planning and Inspections Department – Land Development

Show existing and proposed drainage patterns and label any existing street drainage structures

Environmental Service

No comments received.

Fire Department

No objections.

Sun Metro

No objections.

El Paso Water

1. El Paso Water (EPWater) does not object this request.

Water:

2. There is an existing 6-inch diameter water main that extends along the north side of Prospect St., approximately 5-feet south of and parallel to the northern right of way line Prospect St. This water main is available for service.

3. EPWater records indicate there are two (2) ¾ inch water services serving the subject property with 1002 Prospect as the service address.

4. Previous water pressure from fire hydrant #1996 located at northeast corner on Miramon Pl. and Prospect St., has yielded a static pressure of 104 psi, a residual pressure of 72 psi, and a discharge of 1186 gallons per minute.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Miramon Pl. between Prospect St. and Upson Dr., located approximately 5-feet east of and parallel to the western right of way line of Miramon Pl. This sanitary sewer main is available for service.

6. There is an existing 8-inch diameter sanitary sewer main that extends along the west side of the alley between Miramon Pl. and Yandell Dr., between Prospect St. and Upson Dr., located approximately 5-feet east of and parallel to the western right of way line of the alley. This sanitary sewer main is available for service.

General:

7. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 8 to 10 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

ATTACHMENT 5

Public Notification Boundary Map

PZRZ18-00034 & PZST18-00012



ATTACHMENT 6

LETTER IN OPPOSITION

City Plan Commission
Planning Division
PO Box 1890
El Paso, TX 79950-1890

14 August, 2018

RE: PZRZ18-00034 & PZST18-00012 for 1002 Prospect (lots 6-10, block 26), J. Navarro, Owner

Commissioners:

I am the owner and resident of the single-family home located at 1029 Upson which is located behind the property at 1002 Prospect and that is the subject of this zoning request. I wish to convey my strong opposition to the zoning request and special exceptions for 1002 Prospect. My opposition is based on the following site-specific facts:

1. While there are a significant number of existing multifamily properties within a one block radius, the majority are single-family residences. Approving this request would further dilute the owner/residential character and value of the neighborhood to the benefit of a single nonresident commercial interest.
2. Parking in the area is already an issue as evidenced by the need for special permit parking which currently works very well. Creating a special exception would needlessly exacerbate an issue that the City has already sought to mitigate for the neighborhood by creating the present special permit parking zones.
3. Sunset Heights as a historic district is unique in that it was created with a mix of multi-family and predominantly single-family homes as an early suburb of the city. This mix is a defining feature of the neighborhood and which results in the diversity and desirability of the Sunset Heights community. Approval of this request would create a very concentrated cluster of multi-family on this block at the expense of the community of remaining single-family homes, including the Trost designed home located across Prospect.

The balance and distribution of multi-family to single family is key to maintaining the livability for elderly and young families in this neighborhood. While I appreciate the owner's interest in improving the property, this rezoning and special exception request, and its consequences, is not consistent with character of the neighborhood or the historic distribution of multi-family units in the district. On this basis I oppose these requests.

Respectfully,



Kelly Blough
1029 Upson Drive
El Paso, TX 79902
(915) 276-3421